

031.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

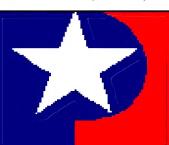
Total Card / Total Parcel

USE VALUE:

1,092,100 / 1,092,100

ASSESSED:

1,092,100 / 1,092,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
24		WYMAN ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	PRETE EDOARDO	
Owner 2:	MANGANO CINZIA	
Owner 3:		

Street 1: 24 WYMAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GORDON SHERRY R -

Owner 2: -

Street 1: 24 WYMAN ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,408 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Clapboard Exterior and 2328 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth /

Code Fact PriceUnits Unit Type Land Type LT

Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value

101 One Family 6408 Sq. Ft. Site 0 80. 0.96 1

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1	Rating: Very Good																	
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 3 - BrickorStone				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 2 - Clapboard				A HBth:	Rating:														
Sec Wall:			%	OthrFix:	Rating:														
Roof Struct: 2 - Hip																			
Roof Cover: 1 - Asphalt Shgl																			
Color: CREAM																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH							
Grade: B - Good				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1900	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Fpl: 1	Rating: Good			Other											
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDOS INFORMATION				RES REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	7	4							
Sec Int Wall:		%		Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 3 - Hardwood				Name:				Baths:											
Sec Floors:		%						Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 1 - Forced H/Air																			
# Heat Sys: 1																			
% Heated: 100		% AC: 100																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 031.0-0001-0008.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	20X22	A	AV	1915		20.68	T	40	101			5,500		5,500	
More: N				Total Yard Items: 5,500				Total Special Features:				Total: 5,500				AssessPro Patriot Properties, Inc			